Prepared by:
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Karen Johnson Davidson County
Batch# 373748 DEEDWARR
03/17/2020 02:35:30 PM 5 pgs
Fees: $28.00 Taxes: $1,109.63
20200317-0029605

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
9001 Cypress Waters Blvd, Suite 3-B
Coppell, TX 75019-4786

Property Appraiser's Parcel ID #:
034-07-0A-042.00
File Number: 2002-TN-102379
Consideration: $299,900.00

WARRANTY DEED

THIS WARRANTY DEED, executed this 16 day of March, 2020,

by and between the grantor, **SPH Property One, LLC, a delaware limited liability company**

and the grantee, **Jacqueline L. Shivers, an unmarried person**

whose address is: 1015 9th Avenue N, Nashville, TN 37208

WITNESSETH: that for the sum of **Two Hundred Ninety Nine Thousand Nine Hundred Dollars and No Cents ($299,900.00)**

in hand paid by the grantee, the grantor does hereby convey to the grantee, his heirs and assigns, the following tract of land situated in Davidson County, State of Tennessee, to-wit:

See attached Exhibit A

Commonly known as: 2022 Spring Branch Drive, Madison, TN 37115

THIS CONVEYANCE is made subject to:

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the date first above written.

SPH Property One, LLC,
a Delaware limited liability company

By: _____

Name: Tyree Anderson
Its: Authorized Signatory

State of ~~Tennessee~~ Georgia)
ss
County of ~~Davidson~~ Forsyth)

On this 16 day of March, 2020 before me personally appeared SPH Property One, LLC, a delaware limited liability company, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that ~~Jacqueline L. Shivers~~ Tyree Anderson executed the same as their free act and deed.

Seal

LORRAINE PEREZ
Commission Expires
NOTARY PUBLIC
04-11-2022
FORSYTH COUNTY, GEORGIA

_____
Notary Public

Lorraine Perez
Printed Name

My commission expires: 4-11-22

OATH OF CONSIDERATION

State of Tennessee)
ss
County of Sumner)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $299,900.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Jacqueline L. Shivers

This instrument was acknowledged before me on this day 16, of March, 2020 by Jacqueline L. Shivers.

Notary Public

Helen F. Mackey
Printed Name

Commission expires: 07/17/2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-17-2023

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Resubdivision of Harbor Village, Phase II, of record in Plat Book 8250, page 886, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to SPH Property One, LLC, a Delaware limited liability company by Warranty Deed from Jonathan Payne and Amy Payne, husband and wife, recorded on February 3rd, 2020 in Instrument No. 202002050013487, Register's Office for Davidson County, Tennessee.

Parcel ID No: 034-07-0A-042.00

For information purposes only: 2022 Spring Branch Drive, Madison, TN 37115

Mail Tax Statements to:
1015 9th Avenue N
Nashville, TN 37208

New Owner's Address:
1015 9th Avenue N
Nashville, TN 37208

True Copy Certification

I, Amir Saleem, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas

County of Dallas

Personally appeared before me, Kelli Jackson, a notary public for this county and state, Amir Saleem who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KELLI JACKSON
Notary Public, State of Texas
Comm. Expires 04-26-2022
Notary ID 125235182

Notary's Signature

My Commission Expires: 4/26/22

Notary' Seal (if on paper)